

**LIVINGSTON COUNTY PLANNING COMMISSION  
MEETING MINUTES**

**October 21, 2020**

**6:30 p.m.**

- Virtual Meeting Held in Accordance with Public Act 228 of 2020 -

Zoom Virtual Meeting Room Meeting ID: 399-700-0062 / Password: LCBOC  
<https://zoom.us/j/3997000062?pwd=SUdLYVFFcmozWnFxbm0vcHRjWkVIZz09>

<b>PLANNING COMMISSION</b>	
<b>COMMISSIONERS PRESENT:</b>	<b>BRIAN PROKUDA</b> <b>MATT IKLE</b> <b>LAURA ABRAMSON</b>
<b>COMMISSIONERS ABSENT:</b>	<b>JEANNE CLUM</b>
<b>STAFF PRESENT:</b>	<b>KATHLEEN KLINE-HUDSON</b> <b>ROB STANFORD</b> <b>SCOTT BARB</b>
<b>OTHERS PRESENT:</b>	<b>CONNIE PRATT, HANDY TOWNSHIP RESIDENT</b> <b>GARY MCCRIE - REPRESENTING APPLICANT FOR Z-20-20</b> <b>BOB HANVEY – MARION TOWNSHIP SUPERVISOR</b>

1. **CALL TO ORDER:** Meeting was called to order by Commissioner Chair Prokuda at 6:30 PM. Commissioner Chair Prokuda announced the following:  
 “This meeting is being held virtually in accordance with PA 228 of 2020.”
2. **PLEDGE OF ALLEGIANCE TO THE FLAG**
3. **ROLL AND INTRODUCTION OF GUESTS:** Roll call by Principal Planner Stanford indicated the presence of a quorum. There were three members of the public acknowledged in the audience.

**Present: Prokuda [X] - Location: Deerfield Township Ikle [X] – Location: Genoa Township  
 Anderson [X] – Location: Howell Township Bowdoin [X] – Location: Conway Township  
 Abramson [X] – Location: Muskegon County Call [X] – Location: Handy Township  
 Absent: Clum [X]**

**4. APPROVAL OF AGENDA**

Planning Commissioner Prokuda requested that PA cases be reviewed by township location.

**Commissioner Action: IT WAS MOVED BY COMMISSIONER CALL TO APPROVE THE AMENDED AGENDA DATED OCTOBER 21, 2020, SECONDED BY COMMISSIONER ANDERSON.**

**All in favor, motion passed.**

**Yea: Prokuda [X] Ikle [X] Anderson [X] Bowdoin [X] Abramson [X] Call [X]  
 Nay: None.**

5. APPROVAL OF PLANNING COMMISSION MEETING MINUTES

**Commissioner Action: IT WAS MOVED BY COMMISSIONER IKLE TO APPROVE THE MINUTES, DATED SEPTEMBER 16, 2020, SECONDED BY COMMISSIONER ANDERSON.**

**All in favor, motion passed.**

**Yea: Prokuda [X] Ikle [X] Anderson [X] Bowdoin [X] Abramson [X] Call [X]**

**Nay: None.**

6. CALL TO THE PUBLIC: None.

7. ZONING REVIEWS:

A. **Z-19-20: HAMBURG TOWNSHIP – ZONING ORDINANCE AMENDMENTS - ARTICLE 8, SUPPLEMENTARY PROVISIONS, SECTION 8.27 ACCESSORY DWELLING UNITS**

This text amendment regards accessory dwelling units on waterfront properties.

In his staff review of this proposed text amendment, the Hamburg Township Planner stated that in May of 2015, the Township Board approved a zoning text amendment which allowed and regulated Accessory Dwelling Units (ADUs) on specific lots within the Township. Out of concern about the impact of allowing ADUs on Township waterbodies, the Township Board did not permit the section of these regulations that would allow ADUs on lots within the Waterfront Residential and Natural Rivers Zoning District if the property abutted or otherwise had access to a waterbody.

At the February 2020 joint meeting with the Township Board, Planning Commission and Zoning Board of Appeals, it was discussed once again that ADUs should be allowed on properties that have access to a waterbody. The reasons for the Township allowing ADUs on these additional properties is because ADUs provide opportunities for multigenerational living, aging in place, and more affordable living units. All of these types of opportunities are needed on these properties.

On May 5, 2020 the Township Board reviewed the original (2015) ADU regulations and discussed the regulations regarding ADUs on lots that abut a waterbody or have access to a waterbody. The Board directed staff to prepare a zoning text amendment that would allow ADUs in the WFR and NR district on properties that abut a water body or have access to a water body as long as they are attached to the main dwelling unit and meet all of the rest of the current regulations regarding ADUs.

On July 15, 2020 the Planning Commission reviewed the Township Board's suggestions to allow attached ADU's on properties that abut a water body or have access to a water body. At this meeting it was discussed that although the Planning Commission believed that attached and detached ADU's should be allowed on these properties, they agreed that the step to allow attached ADUs on these properties is a step forward. The Planning Commission recommended approval of allowing attached ADUs on properties in the Water Front Residential (WRF) and Natural Rivers (NR) zoning district that abut a water body or have access to a waterbody.

**Township Planning Commission Recommendation: Approval.** The Hamburg Township Planning Commission recommended Approval of the amendments at their September 16, 2020 meeting. Minutes of the meeting and public hearing were not available at the time of review.

**Staff Recommendation: Approval.** Allowing attached ADUs in the WFR and NR zoning districts on properties that abut a waterbody or have access to a waterbody, is a good revision to the regulations of

Section 8.27 Accessory Dwelling Units. This amendment will further expand the types of affordable housing opportunities in Hamburg Township.

**Commission Discussion:** None.

**Public Comment:** None.

**Commission Action:**

**Commissioner Action: IT WAS MOVED BY COMMISSIONER ABRAMSON TO RECOMMEND APPROVAL. SECONDED BY COMMISSIONER ANDERSON.**

**Motion passed: 6-0**

**Yea: Prokuda [X] Ikle [X] Anderson [X] Bowdoin [X] Abramson [X] Call [X]**

**Nay: None.**

**B. Z-20-20: MARION TOWNSHIP – REZONING**

**Current Zoning: HS: Highway Service**

**Proposed Zoning: UR: Urban Residential**

**Section 2 / Marion Township**

**Township Master Plan:**

The Future Land Use plan and map of Marion Township designates the site as Commercial per the future land use map. The Township Master Plan describes this area in the following manner (pg. 92):

*The intent of the Commercial future land use category is to concentrate future commercial uses within the Township Proposed Water/Sewer Boundary and around the highway interchange for ease of transportation access to and from establishments and to serve a regional customer base. Locating future Commercial development adjacent to the interchange and D-19, the major arterial in Marion Township, will minimize traffic congestion, traffic conflict and traffic hazards and will keep non-residential uses contiguous to the commercial services of the City of Howell. Traffic generated by commercial uses will also benefit from a future paved roadway that will connect D-19 to Peavy Road just south of the interchange.*

*The Commercial future land use designation encompasses 238 acres of land. The bulk of this land area surrounds the I-96 interchange extending south to Francis Road and west to Peavy Road. It includes land area on both sides of D-19. Another small node of commercial is noted near the southern boundary of the Township, at the northwest corner of the Schafer Road and D-19 intersection where existing commercial is present. Lastly, small commercially designated Township parcels are scattered amongst City of Howell properties along Mason Road and Michigan Avenue.*

*Developmental Densities within the Commercial future land use designation should not exceed 1 building or structure per 1 acre. The Commercial future land use category corresponds to the HS Highway Service District of the Marion Township Zoning Ordinance.*

**County Comprehensive Plan:**

The 2018 Livingston County Master Plan does not direct future land use patterns, or development within Livingston County. Alternatively, it offers a county-wide land use perspective when reviewing potential rezoning amendments. The Land Use & Growth Management chapter of the plan includes decision-making recommendations regarding potential land use conflicts and promoting good land governance.

**Township Planning Commission Recommendation: Approval.** The Marion Township Planning Commission recommended Approval at its September 22, 2020 Planning Commission Public Hearing. There were no public comments.

**Staff Recommendation: Approval.** While the proposed rezoning to Urban Residential is not consistent with the Township Master Plan designation for the subject parcel, it would, however, generally be compatible with the urbanized residential nature of the immediately surrounding area and would create a more suitable land use solution for this particular parcel.

**Commission Discussion:** Commissioner Ikle asked if this could potentially be spot zoning of the parcel. Principal Planner Stanford responded that due to the development restrictions of the parcel, and the immediately surrounding residential character, it would be more suited for urban residential and would not constitute spot zoning.

**Public Comment:** None.

**Commission Action:**

**Commissioner Action: IT WAS MOVED BY COMMISSIONER ANDERSON TO RECOMMEND APPROVAL. SECONDED BY COMMISSIONER ABRAMSON.**

**Motion passed: 6-0**

**Yea: Prokuda [X] Ikle [X] Anderson [X] Bowdoin [X] Abramson [X] Call [X]**

**Nay: None.**

**C. Z-21-20: HANDY TOWNSHIP – CONDITIONAL REZONING**

**Current Zoning: NSC: Neighborhood Service Commercial and AR: Agricultural Residential**

**Proposed Zoning: I-2: Prime Industrial**

**Section 9 / Handy Township**

**Township Master Plan:**

The 2017 Handy Township Master Plan designates the subject properties as **Mixed Use** and describes this future land use category on page 56 of the plan:

*The mixed use category is intended to allow a compatible mix of uses that rely on public services primarily in the form of water and sewer. Development within these areas should be primarily residential, commercial, and office uses that complement each other in regards to pedestrian activity, landscaping, and design. These areas are primarily planned along County Road corridors with an anticipated right-of-way of one-hundred (100) feet. Planned Unit Developments are preferred in these areas allowing for a relaxation of standards to provide more innovative design and protection of natural features.*

Analysis of the Township's Master Plan demonstrates that the intent is to maintain the area along Grand River Avenue between Nicholson Road and the Village of Fowlerville as primarily a mixed use corridor for attracting a compatible mix of uses that include residential, commercial, and professional office space. The subject site lies along Grand River within proposed and existing sewer lines that would aid in the development of this corridor for the intended purposes.

It should be noted that the Industrial land use category is intended to 'accommodate primarily light industrial activities that pose minimal environmental impacts upon surrounding areas and uses'. Location of the proposed properties place the site in an area that is surrounded to the north and east by extensive wetlands.

**County Comprehensive Plan:**

The 2018 Livingston County Master Plan does not direct future land use patterns, or development within Livingston County. Alternatively, it offers a county-wide land use perspective when reviewing potential rezoning amendments. The Land Use & Growth Management chapter of the plan includes decision-making recommendations regarding potential land use conflicts and promoting policies that encourage appropriate land use management.

**Township Planning Commission Recommendation: Approval.** The proposed conditional rezoning was tabled at the August 6, 2020 public hearing. Township Planning Commissioners revisited the conditional rezoning on September 24, 2020 and recommended approval. Comments for and against the rezoning are documented in the minutes.

**Staff Recommendation: Disapproval.** The proposed rezoning is not consistent with the goals and objectives of the Handy Township Master Plan. The Township's Future Land Use Map clearly envisions a corridor of residential, commercial, and professional office space along Grand River Avenue at this location in the Township.

**Commission Discussion:** Commissioner Prokuda asked if this rezoning was for a transfer station. Principal Planner Barb replied that it was, and he explained the development trends of this area.

**Public Comment:** Handy Township resident Connie Pratt stated that she hoped this rezoning application would be denied.

**Commission Action:**

**Commissioner Action: IT WAS MOVED BY COMMISSIONER ABRAMSON TO RECOMMEND DISAPPROVAL. SECONDED BY COMMISSIONER ANDERSON.**

**Motion passed: 5-0-1**

**Yea: Prokuda [X] Ikle [X] Anderson [X] Bowdoin [X] Abramson [X]**

**Nay: None**

**Abstain: Call [X]**

**D. Z-22-20: HOWELL TOWNSHIP – ZONING ORDINANCE AMENDMENTS - ARTICLE XII, IF: INDUSTRIAL FLEX ZONE**

The Howell Township Planning Commission is proposing to create a new Article XII – Industrial Flex Zone that will replace the existing Article XII Heavy Commercial District. The proposed new section will consolidate the districts and provide flexibility in regulations that allow for a variety of uses that often require similar formats and additional sections of the Ordinance will be amended or created to accompany the new Industrial Flex Zone.

**Township Planning Commission Recommendation: Approval.** Comments at the November 26, 2019 public hearing were regarding potential uses in the IF District and the Township Planning Commission tabled the language while revisions to the text and zoning map were being considered. The Township Planning Commission approved the proposed text amendments at the September 22, 2020 meeting.

**Staff Recommendation: Approval.** The proposed text amendments are compatible with the Township Ordinance. The creation of the new Industrial Flex Zone will allow the Township to consolidate many similar commercial and industrial uses into a flexible and comprehensive zoning district.

**Commission Discussion:** Commissioner Prokuda inquired as to where sound levels would typically be recorded on a site. Principal Planner Barb stated that they are typically recorded at the property lines. Commissioner Prokuda replied that these regulations are usually spelled out more in an ordinance. Principal Planner Barb stated that the pertinent American National Standards Institute ANSI regulation/standard being used here is referenced throughout the amended text.

**Public Comment:** None.

**Commission Action:**

**Commissioner Action: IT WAS MOVED BY COMMISSIONER IKLE TO RECOMMEND APPROVAL. SECONDED BY COMMISSIONER ABRAMSON.**

**Motion passed: 6-0**

**Yea: Prokuda [X] Ikle [X] Anderson [X] Bowdoin [X] Abramson [X] Call [X]**  
**Nay: None.**

**E. Z-23-20: HOWELL TOWNSHIP – REZONING**

**Current Zoning: HC: Heavy Commercial**  
**Proposed Zoning: IF: Industrial Flex Zone**  
**Sections: Various / Howell Township**

**Township Master Plan:**

The 2016 Howell Township Master Plan designates the great majority of the subject properties as **Innovation Zone** and describes this future land use category on page 18 of the plan:

*'The Innovation Zone is a proposed zoning district that is intended to be flexible with regard to specific use while being more prescriptive with regard to design and quality of development. It is recognized that many of the uses currently permitted in one or more of the industrial or commercial districts could be compatible land uses. In fact, often, such uses have the same or similar building and special requirements. The flexibility of this district is intended to foster economic development, create employment opportunities, and increase the tax base by promoting the development or redevelopment of land that is adjacent to existing industrial and commercially developed property. Regulations should encourage the development of property in a manner that allows mixed industrial and commercial development; eliminates blighted properties; incorporates Low Impact Design (LID) practices, as well as ensuring safe and complementary vehicular and pedestrian circulation patterns; improves environmental quality and remediates degraded properties; and provides and attractive transition between residential and non-residential properties.'*

The proposed rezoning of properties are compatible with the intent of the Township Master Plan which specifically describes a flexible master planned district that accommodates varying industrial and commercial uses. The proposed Industrial Flex Zoning District is comprised of many similar commercial and industrial uses and would complement the intent of the Innovation Zone Future Land Use classification.

**County Comprehensive Plan:**

The 2018 Livingston County Master Plan does not direct future land use patterns, or development within Livingston County. Alternatively, it offers a county-wide land use perspective when reviewing potential rezoning amendments. The Land Use & Growth Management chapter of the plan includes decision-making recommendations regarding potential land use conflicts and promoting policies that encourage appropriate land use management.



**Township Planning Commission Recommendation: Approval.** The proposed rezoning was approved at the September 22, 2020 public hearing on the proposed rezoning. Comments from the public were in favor of the rezoning.

**Staff Recommendation: Approval.** The proposed rezoning of properties from HC-Heavy Commercial to IF-Industrial Flex is consistent with the goals and objectives of the Howell Township Master Plan and mirrors the intent of the Innovation Zone Future Land Use classification.

**Commission Discussion:** None.

**Public Comment:** None.

**Commission Action:**

**Commissioner Action: IT WAS MOVED BY COMMISSIONER IKLE TO RECOMMEND APPROVAL. SECONDED BY COMMISSIONER CALL.**

**Motion passed: 6-0**

**Yea: Prokuda [X] Ikle [X] Anderson [X] Bowdoin [X] Abramson [X] Call [X]**  
**Nay: None**

**F. Z-24-20: HANDY TOWNSHIP – REZONING**

**Current Zoning: NSC: Neighborhood Service Commercial and AR: Agricultural Residential**

**Proposed Zoning: NSC: Neighborhood Service Commercial**

**Sections: 7 / Handy Township**

**Township Master Plan:**

The Future Land Use plan and map of Handy Township (2017) designates the site as Local Commercial per the future land use map. The Township Master Plan describes this area in the following manner (pg. 56):

*The Local Commercial land use category is intended to provide for existing and future commercial development of a local shopping, convenience, and personal/professional service nature. These commercial areas are intended to meet the day-to-day shopping needs of the Township's residents.*

*The Neighborhood Service Commercial (NSC) zoning district is intended to implement this land use category where commercial uses are provided at major crossroads within the Township and along the Grand River Corridor.*

**County Comprehensive Plan:**

The 2018 Livingston County Master Plan does not direct future land use patterns, or development within Livingston County. Alternatively, it offers a county-wide land use perspective when reviewing potential rezoning amendments. The Land Use & Growth Management chapter of the plan includes decision-making recommendations regarding potential land use conflicts and promoting good land governance.

The proposed rezoning request appears to create a more cohesive, logical and appropriate zoning district for this location.

**Township Planning Commission Recommendation: Approval.** The Handy Township Planning Commission recommended Approval at its October 7, 2020 Planning Commission Public Hearing. There were no public comments.

**Staff Recommendation: Approval.** The proposed rezoning would bring the subject site more into conformance with the current Future Land Use Map of the Handy Township Master Plan (Overall Local

Commercial rather than split zoned between residential and commercial uses). This rezoning would create a more suitable and logical land use solution for this particular parcel.

**Commission Discussion:** Commissioner Ikle requested clarification of the Township’s Future Land Use Map since the area around the proposed rezoning was indicated as being Medium Density Residential and the applicant was seeking a NSC rezoning. The NSC overlay covers approximately 350 feet on either side of Grand River Avenue at this location and there were concerns that the rezoning would not be accurate based upon the Future Land Use Map. Principal Planner Stanford stated that he recommended approval of this rezoning because of the split zoning of the property; he felt that rezoning it to one zoning district would bring the parcel into greater conformance with the Future Land Use map.

**Public Comment:** None.

**Commission Action:**

**Commissioner Action: IT WAS MOVED BY COMMISSIONER IKLE TO RECOMMEND NO ACTION – ENCOURAGE FURTHER REVIEW SECONDED BY COMMISSIONER ANDERSON.**

**Motion failed: 2-3-1**

**Yea:**  Ikle  Bowdoin  
**Nay:** Prokuda  Anderson  Abramson   
**Abstain:** Call

**Commission Discussion:** Commissioners discussed how surrounding parcels had split zoning and that the NSC overlay was a known zoning consideration of property owners along Grand River Avenue. Commissioners discussed the advisory nature of the Livingston County Planning Commission’s decisions. Commissioner Ikle stated that his objection to this rezoning amendment is that the NSC zoning would extend beyond the NSC zoning overlay boundaries and he feels that the NSC zoning boundaries on this property should be consistent with the overall overlay zone boundaries as it currently exists.

**Commissioner Action: IT WAS MOVED BY COMMISSIONER IKLE TO RECOMMEND DISAPPROVAL. SECONDED BY COMMISSIONER ANDERSON.**

**Motion passed: 5-0-1**

**Yea:** Prokuda  Ikle  Anderson  Bowdoin  Abramson   
**Nay:** None  
**Abstain:** Call

**G. Z-25-20: HANDY TOWNSHIP – REZONING**

**Current Zoning: I-2 General Industrial**

**Proposed Zoning: NSC: Neighborhood Service Commercial and AR: Agricultural Residential**

**Sections: 8 / Handy Township**

**Township Master Plan:**

The Future Land Use Plan of the Handy Township Master Plan (2017) designates this site as Industrial. The intent of the Industrial Future Land Use designation is stated as follows:



*The Industrial (I) land use category includes both Prime (I-1) and General (I-2) industrial activities. The zoning district is intended to accommodate primarily light industrial activities that pose minimal environmental impacts upon surrounding areas and uses. The Industrial zoning district is intended to implement the industrial land use category.*

The Future Land Use Map conveys that most of the land designated Industrial is located west of the Village of Fowlerville between Grand River Avenue and I-96.

**County Comprehensive Plan:**

The 2018 Livingston County Master Plan does not direct future land use patterns, or development within Livingston County. Alternatively, it offers a county-wide land use perspective when reviewing potential rezoning amendments. The Land Use & Growth Management chapter of the plan includes decision-making recommendations regarding potential land use conflicts and promoting good land governance.

**Township Planning Commission Recommendation: Approval.** At the October 7, 2020 public hearing there were no comments from the public.

**Staff Recommendation: Approval.** The proposed rezoning to AR and NSC is consistent with surrounding land use and zoning.

**Commission Discussion:** Planning Commissioners asked for clarification regarding Parcel F. Director Kline-Hudson stated that Parcel F was not a part of the rezoning amendment per Handy Township; this parcel will remain industrial zoned and it will be combined with the industrial parcel is abuts to the west.

**Public Comment:** None.

**Commission Action:**

**Commissioner Action: IT WAS MOVED BY COMMISSIONER IKLE TO RECOMMEND APPROVAL. SECONDED BY COMMISSIONER ANDERSON.**

**Motion passed: 5-0-1**

**Yea: Prokuda [X] Ikle [X] Anderson [X] Bowdoin [X] Abramson [X]**

**Nay: None**

**Abstain: Call [X]**

**H. PA-02-20: CONWAY TOWNSHIP - PA 116 FARMLAND AGREEMENT:  
Sections 9 and 14, 64.24 ACRES, DOUGLAS AND KIMBERLY RICHARDSON.**

**Commission Discussion:** None.

**Public Comment:** None.

**Commission Action:**

**Commissioner Action: IT WAS MOVED BY COMMISSIONER IKLE TO RECOMMEND APPROVAL. SECONDED BY COMMISSIONER ABRAMSON.**

**Motion passed: 6-0**

**Yea: Prokuda [X] Ikle [X] Anderson [X] Bowdoin [X] Abramson [X] Call [X]**

**Nay: None**

**I. PA-03-20: COHOCTAH TOWNSHIP - PA 116 FARMLAND AGREEMENT:  
Section 18, 40 ACRES, GARY HOISINGTON.**

**Commission Discussion:** None.

**Public Comment:** None.

**Commission Action:**

**Commissioner Action: IT WAS MOVED BY COMMISSIONER ANDERSON TO RECOMMEND APPROVAL. SECONDED BY COMMISSIONER IKLE.**

**Motion passed: 6-0**

**Yea: Prokuda [X] Ikle [X] Anderson [X] Bowdoin [X] Abramson [X] Call [X]**

**Nay: None**

**J. PA-04-20: COHOCTAH TOWNSHIP - PA 116 FARMLAND AGREEMENT:  
Section 18, 46.9 ACRES, GARY HOISINGTON.**

**Commission Discussion:** None.

**Public Comment:** None.

**Commission Action:**

**Commissioner Action: IT WAS MOVED BY COMMISSIONER ANDERSON TO RECOMMEND APPROVAL. SECONDED BY COMMISSIONER IKLE.**

**Motion passed: 6-0**

**Yea: Prokuda [X] Ikle [X] Anderson [X] Bowdoin [X] Abramson [X] Call [X]**

**Nay: None**

**K. PA-05-20: COHOCTAH TOWNSHIP - PA 116 FARMLAND AGREEMENT:  
Section 18, 28 ACRES, GARY HOISINGTON.**

**Commission Discussion:** None.

**Public Comment:** None.

**Commission Action:**

**Commissioner Action: IT WAS MOVED BY COMMISSIONER ANDERSON TO RECOMMEND APPROVAL. SECONDED BY COMMISSIONER IKLE.**

**Motion passed: 6-0**

**Yea: Prokuda [X] Ikle [X] Anderson [X] Bowdoin [X] Abramson [X] Call [X]**

**Nay: None**

**L. PA-06-20: COHOCTAH TOWNSHIP - PA 116 FARMLAND AGREEMENT:  
Section 18, 68 ACRES, GARY HOISINGTON.**

**Commission Discussion:** None.

**Public Comment:** None.

**Commission Action:**

**Commissioner Action: IT WAS MOVED BY COMMISSIONER ANDERSON TO RECOMMEND APPROVAL. SECONDED BY COMMISSIONER IKLE.**

**Motion passed: 6-0**

**Yea: Prokuda [X] Ikle [X] Anderson [X] Bowdoin [X] Abramson [X] Call [X]**

**Nay: None**

**M. PA-07-20: COHOCTAH TOWNSHIP - PA 116 FARMLAND AGREEMENT:  
Section 7, 21.3 ACRES, GARY HOISINGTON.**

**Commission Discussion:** None.

**Public Comment:** None.

**Commission Action:**

**Commissioner Action: IT WAS MOVED BY COMMISSIONER ANDERSON TO RECOMMEND APPROVAL. SECONDED BY COMMISSIONER IKLE.**

**Motion passed: 6-0**

**Yea: Prokuda [X] Ikle [X] Anderson [X] Bowdoin [X] Abramson [X] Call [X]**

**Nay: None**

**N. PA-08-20: COHOCTAH TOWNSHIP - PA 116 FARMLAND AGREEMENT:  
Section 7, 94.918 ACRES, GARY HOISINGTON.**

**Commission Discussion:** None.

**Public Comment:** None.

**Commission Action:**

**Commissioner Action: IT WAS MOVED BY COMMISSIONER ANDERSON TO RECOMMEND APPROVAL. SECONDED BY COMMISSIONER IKLE.**

**Motion passed: 6-0**

**Yea: Prokuda [X] Ikle [X] Anderson [X] Bowdoin [X] Abramson [X] Call [X]**

**Nay: None**

**O. PA-09-20: COHOCTAH TOWNSHIP - PA 116 FARMLAND AGREEMENT:  
Section 18, 15.01 ACRES, GARY HOISINGTON.**

**Commission Discussion:** None.

**Public Comment:** None.

**Commission Action:**

**Commissioner Action: IT WAS MOVED BY COMMISSIONER ANDERSON TO RECOMMEND APPROVAL. SECONDED BY COMMISSIONER IKLE.**

**Motion passed: 6-0**

**Yea: Prokuda [X] Ikle [X] Anderson [X] Bowdoin [X] Abramson [X] Call [X]**

**Nay: None**

**P. PA-10-20: CONWAY TOWNSHIP - PA 116 FARMLAND AGREEMENT:  
Section 13, 43 ACRES, MATTHEW AND DANA HOISINGTON.**

**Commission Discussion:** None.

**Public Comment:** None.

**Commission Action:**

**Commissioner Action: IT WAS MOVED BY COMMISSIONER IKLE TO RECOMMEND APPROVAL. SECONDED BY COMMISSIONER ABRAMSON.**

**Motion passed: 6-0**

**Yea: Prokuda [X] Ikle [X] Anderson [X] Bowdoin [X] Abramson [X] Call [X]**

**Nay: None**

**Q. PA-11-20: CONWAY TOWNSHIP - PA 116 FARMLAND AGREEMENT:  
Section 24, 107.516 ACRES, MATTHEW AND DANA HOISINGTON.**

**Commission Discussion:** None.

**Public Comment:** None.

**Commission Action:**

**Commissioner Action: IT WAS MOVED BY COMMISSIONER IKLE TO RECOMMEND APPROVAL. SECONDED BY COMMISSIONER ABRAMSON.**

**Motion passed: 5-0-1**

**Yea: Prokuda [X] Ikle [X] Anderson [X] Abramson [X] Call [X]**

**Nay: None**

**Abstain: Bowdoin [X]**

**R. PA-12-20: CONWAY TOWNSHIP - PA 116 FARMLAND AGREEMENT:  
Section 24, 20 ACRES, MATTHEW AND DANA HOISINGTON.**

**Commission Discussion:** None.

**Public Comment:** None.

**Commission Action:**

**Commissioner Action: IT WAS MOVED BY COMMISSIONER IKLE TO RECOMMEND APPROVAL. SECONDED BY COMMISSIONER ABRAMSON.**

**Motion passed: 5-0-1**

**Yea: Prokuda [X] Ikle [X] Anderson [X] Abramson [X] Call [X]**

**Nay: None**

**Abstain: Bowdoin [X]**

**S. PA-13-20: CONWAY TOWNSHIP - PA 116 FARMLAND AGREEMENT:  
Section 13, 68.49 ACRES, MATTHEW AND DANA HOISINGTON.**

**Commission Discussion:** None.

**Public Comment:** None.

**Commission Action:**

**Commissioner Action: IT WAS MOVED BY COMMISSIONER IKLE TO RECOMMEND APPROVAL. SECONDED BY COMMISSIONER ABRAMSON.**

**Motion passed: 6-0**

**Yea: Prokuda [X] Ikle [X] Anderson [X] Bowdoin [X] Abramson [X] Call [X]**

**Nay: None**

**T. PA-14-20: CONWAY TOWNSHIP - PA 116 FARMLAND AGREEMENT:  
Section 13, 20.23 ACRES, MATTHEW AND DANA HOISINGTON.**

**Commission Discussion:** None.

**Public Comment:** None.

**Commission Action:**

**Commissioner Action: IT WAS MOVED BY COMMISSIONER IKLE TO RECOMMEND APPROVAL. SECONDED BY COMMISSIONER ABRAMSON.**

**Motion passed: 6-0**

**Yea: Prokuda [X] Ikle [X] Anderson [X] Bowdoin [X] Abramson [X] Call [X]**

**Nay: None**

**8. OLD BUSINESS:** None.

9. **NEW BUSINESS:** None.

10. **REPORTS:** Director Kline-Hudson stated that there were no staff reports for the evening, but asked Planning Commissioners if they had questions to ask staff. There were no questions.

11. **COMMISSIONERS HEARD AND CALL TO THE PUBLIC:** None.

12. **ADJOURNMENT:**

**Commissioner Action: IT WAS MOVED BY COMMISSIONER CALL TO ADJOURN THE MEETING AT 8:29 P.M., SECONDED BY COMMISSIONER ABRAMSON.**

**Motion passed: 5-1**

**Yea: Prokuda [X] Anderson [X] Bowdoin [X] Abramson [X] Call [X]**

**Nay: Ikle [X]**

APPROVED